



3

Bedrooms



1

Bathroom



2

Receptions



- BEAUTIFUL THREE BEDROOM, SEMI DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- MOVE IN READY
- OFF ROAD PARKING
- EXTENDED KITCHEN
- DETACHED GARAGE
- SEPARATE DINING ROOM
- ENCLOSED REAR GARDEN
- NOT OVERLOOKED!



Its time to find your WAY home to this delightful three bedroom semi-detached home, perfectly designed for family living, nestled on the highly sought after Cranford Way, Bucknall. From the moment you arrive, the block paved driveway - with space for multiple vehicles - welcomes you home. Kick off your shoes in the inviting porch before stepping into the spacious lounge, where a bow window fills the room with natural light, and laminate flooring adds a modern touch. There's even a handy under-stairs storage cupboard to keep things tidy! The long, modern kitchen boasts ample cupboard space and room for appliances, making meal prep a breeze. And when it's time to dine, the separate dining room, with sliding patio doors leading to the lovely garden, offers the perfect setting for family meals or entertaining. Upstairs, you'll find three well-proportioned bedrooms, including a generously sized master bedroom. The modern family bathroom featuring sleek tiling and a bath and overhead shower, completes the first floor. Outside, the spacious, enclosed garden features a patio and lawn, perfect for kids, pets or just relaxing in the sun. And let's not forget the attached single garage, accessible from both the front and back - ideal for storage, a workshop, or even a home gym! If you're looking for the perfect family home in a great location, this charming property on Cranford Way is the way to go! Contact Samuel Makepeace Today!

ROOM DETAILS

Porch - Double glazed door, laminate wood flooring.

Lounge - Double glazed bow window, laminate wood flooring and radiator.

Dining Room - Double glazed sliding doors and radiator.

Kitchen - Two double glazed windows, double glazed door, laminate wood flooring and radiator. A range of fitted wall and base cupboards with work surfaces and tiled splashback. Sink with drainer, integrated cooker with gas hob and cooker hood. Space for fridge/freezer and washing machine.

Landing - Double glazed window and loft access.

Bedroom One - Double glazed window and radiator.

Bedroom Two - Double glazed window and radiator.

Bedroom Three - Double glazed window, radiator and boiler cupboard.

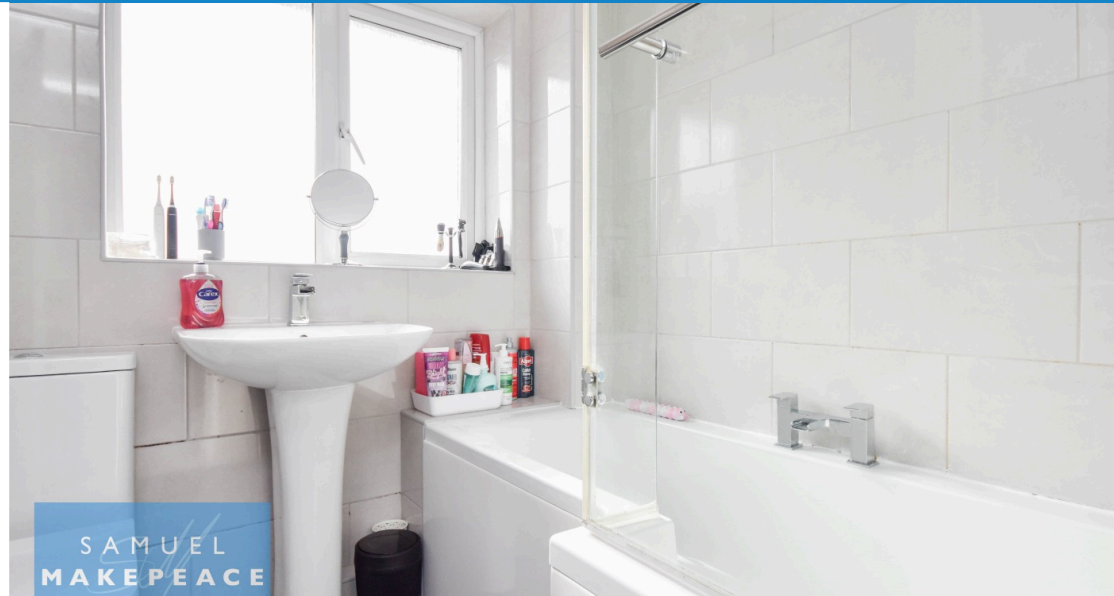
Bathroom - Double glazed window, tiled walls and tiled flooring. Low level WC, hand wash basin, bath with shower and towel warming radiator.

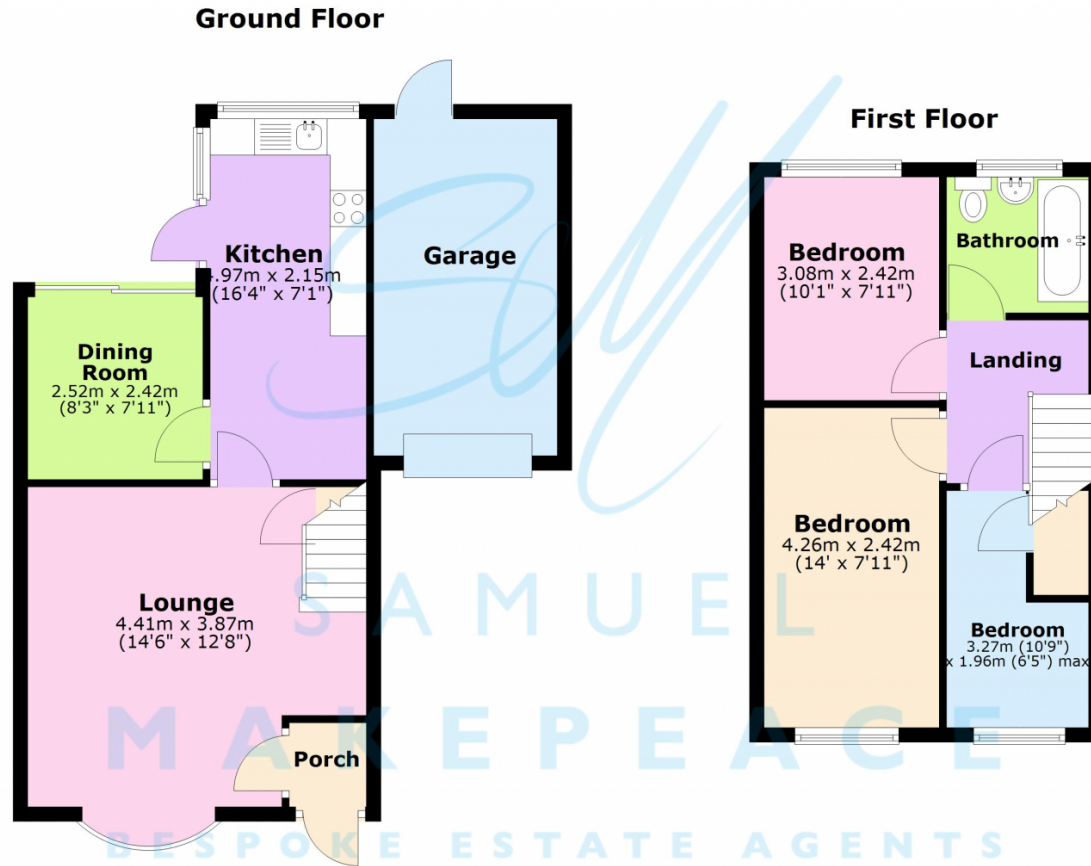
EXTERIOR

Front Garden - Driveway for multiple vehicles.

Rear Garden - Enclosed garden with patio area and lawn area.

Garage - Single garage with power and lighting.





We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Cranford Way, Bucknall, Stoke-on-Trent

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